

# PLANNING & DEVELOPMENT SERVICES

# NEWSLETTER

## SEPTEMBER 2010



*Building a Better Community with You*

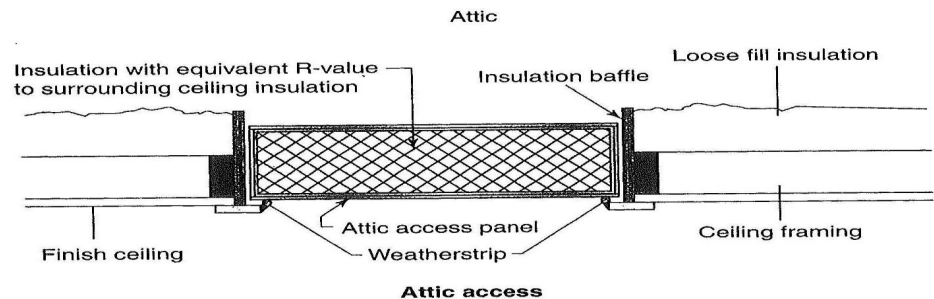
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## ATTIC ACCESS INSULATION REQUIREMENTS

The 2009 International Residential Code (IRC) clarifies a code section that requires doors and hatches providing access to unconditioned areas such as crawl spaces or attics are not exempt from the energy conservation requirements. Previously, the code did not specifically address these access openings, though the intent has always been that such openings meet the same insulation requirements as other elements in the thermal envelope. In addition to meeting the R-value of the surrounding ceiling, floor, or wall areas, the IRC calls for weather-stripping of the hatch to reduce air leakage and infiltration. As is common in current construction practices, the code also now provides for a baffle or barrier to retain loose fill insulation at the access opening and maintain the installed R-value of the insulation. If you have any questions regarding insulation requirements, please contact the City of College Station Building Department at 979.764.3570.

Chris Haver, C.B.O.  
Building Official



CITY OF COLLEGE STATION  
*Home of Texas A&M University®*

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## TRACKING THE NUMBERS

### New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 7%	↓ 12%

### New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 48%	↓ 34%

### Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 5%	↓ 17%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, September 2009, and decreased when compared with two years ago, September 2008.

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, September 2009, and a decrease compared with two years ago, September 2008.

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, September 2009, and experienced a decrease when compared with two years ago, September 2008.



## BUILDING PERMIT TOTALS:

Month of September 2010						Month of September 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	9	9	24,687	18,578	\$1,227,174	40	40	\$7,024,138
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	7	105	144,927	144,927	\$6,698,106	0	N/A	\$0
Residential Addition	5	N/A	2,010	1,668	\$112,160	4	N/A	\$93,000
Residential Remodel	10	N/A	0	0	\$347,326	7	N/A	\$144,350
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$10,000	1	N/A	\$1,110
Residential Demolition	1	N/A	N/A	N/A	\$0	1	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	2	N/A	10,462	10,462	\$1,624,537	0	N/A	\$0
Commercial Remodel	6	N/A	N/A	N/A	\$485,900	8	N/A	\$3,941,450
Commercial Addition/Retaining Wall	0	N/A	N/A	N/A	\$0	1	N/A	\$1,600,000
Commercial Demolition	0	N/A	N/A	N/A	\$0	1	N/A	\$18,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$131,901
Swimming Pool	1	N/A	N/A	N/A	\$33,000	4	N/A	\$107,900
Sign	12	N/A	N/A	N/A	N/A	13	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	2	N/A	N/A	N/A	\$8,800	1	N/A	\$2,500
Roofing	1	N/A	N/A	N/A	\$10,000	10	N/A	\$93,000
<b>TOTALS</b>	<b>57</b>	<b>114</b>	<b>182,086</b>	<b>175,635</b>	<b>\$10,557,003</b>	<b>92</b>	<b>40</b>	<b>\$13,157,349</b>

January 1, 2010 - September 30, 2010						January 1, 2009 - September 30, 2009		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	386	386	945,419	739,197	\$53,452,911	416	416	\$58,313,352
Duplex	1	2	2,300	2,080	\$137,280	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	9	0	10,944	10,608	\$7,494,556	1	21	\$1,800,000
Residential Addition	50	N/A	18,562	12,922	\$1,481,684	52	N/A	\$1,991,183
Residential Remodel	87	N/A	16,255	13,563	\$1,765,315	62	N/A	\$1,186,047
Residential Garage/Carport Addition	4	N/A	N/A	N/A	\$59,500	6	N/A	\$77,710
Residential Demolition	10	N/A	N/A	N/A	\$35,000	18	N/A	\$44,850
Residential Slab Only-SF	18	N/A	N/A	N/A	\$1,572,148	3	N/A	\$18,700
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	8	N/A	N/A	N/A	\$768,732	0	N/A	\$0
Hotel / Motel / Inn	1	N/A	N/A	N/A	\$100,000	2	N/A	\$6,000,000
New Commercial	46	N/A	274,641	270,140	\$147,578,410	31	N/A	\$16,205,736
Commercial Remodel	44	N/A	N/A	N/A	\$5,317,409	74	N/A	\$20,810,584
Commercial Addition/Retaining Wall	18	N/A	N/A	N/A	\$1,923,438	11	N/A	\$5,140,215
Commercial Demolition	9	N/A	N/A	N/A	\$181,700	8	N/A	\$229,636
Commercial Slab Only	3	N/A	N/A	N/A	\$199,900	2	N/A	\$531,901
Swimming Pool	43	N/A	N/A	N/A	\$1,612,574	43	N/A	\$1,743,132
Sign	93	N/A	N/A	N/A	N/A	83	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	27	N/A	N/A	N/A	\$88,400	25	N/A	\$243,388
Roofing	82	N/A	N/A	N/A	\$473,907	54	N/A	\$229,492
<b>TOTALS</b>	<b>939</b>	<b>388</b>	<b>1,268,121</b>	<b>1,048,510</b>	<b>\$224,242,864</b>	<b>891</b>	<b>437</b>	<b>\$114,565,926</b>

## REZONING SCOOP:

Project Number	Location of Land	Acres	Request	P&Z Date	Status	Council Date	Status
10-500143	101 Luther Street	5.10	M1 to R6	19-Aug	Approved	9-Sep	Approved
10-500189	4005 State Highway 6 South	97.932	C1, M1, AO & R4 to PDD	21-Oct		11-Nov	
10-500190	2270 Greens Prairie Road	1.04	AO to C1	21-Oct		11-Nov	
10-500199	1502 Texas Avenue South	3.957	P-MUD & AO to PDD	21-Oct		11-Nov	

## BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	277	233	192	112	18	13	6	851
FEBRUARY	291	214	194	131	3	10	12	855
MARCH	365	290	289	150	5	12	13	1124
APRIL	364	294	201	185	22	9	19	1094
MAY	384	316	235	216	56	3	14	1224
JUNE	440	333	236	254	6	11	10	1290
JULY	414	329	261	208	52	6	15	1285
AUGUST	369	283	212	250	53	12	7	1186
SEPTEMBER	237	170	152	144	17	12	6	738
<b>TOTAL</b>	<b>3141</b>	<b>2162</b>	<b>1972</b>	<b>1650</b>	<b>232</b>	<b>88</b>	<b>102</b>	<b>9647</b>

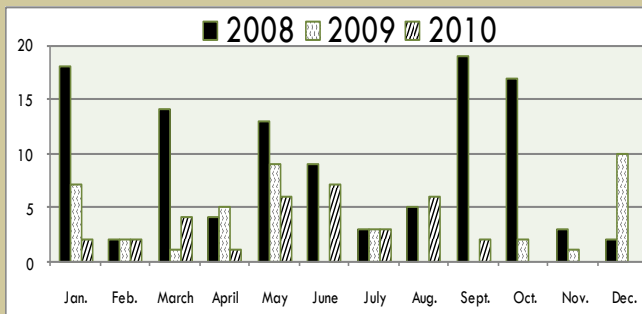
## CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	129	40	38	19	20	172	90	575	362	1445
FEBRUARY	130	73	77	17	48	156	87	66	430	1084
MARCH	463	43	111	55	31	88	108	16	725	1640
APRIL	654	31	64	50	22	89	135	7	389	1441
MAY	475	37	56	75	40	118	241	3	255	1300
JUNE	637	21	47	12	18	115	121	6	428	1405
JULY	462	14	54	12	28	59	159	31	442	1261
AUGUST	142	4	35	1	8	10	111	802	141	1254
SEPTEMBER	426	7	48	5	20	50	134	192	245	1127
<b>TOTAL</b>	<b>3518</b>	<b>270</b>	<b>530</b>	<b>246</b>	<b>235</b>	<b>857</b>	<b>1186</b>	<b>1698</b>	<b>3417</b>	<b>11957</b>

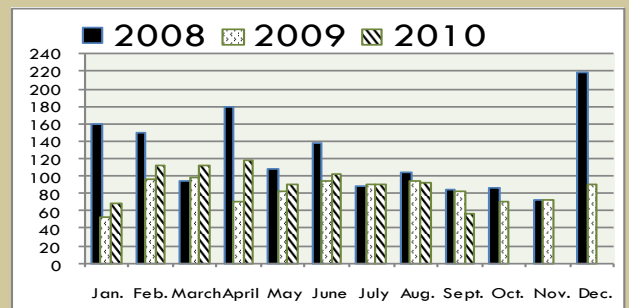
### PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	386	386	\$53,452,911
Duplex	1	2	\$137,280
Tri-Plex/Four-plex	0	0	\$0
Apartment	9	0	\$7,494,556
New Commercial	46	N/A	\$147,578,410
Commercial Remodel	44	N/A	\$5,317,409

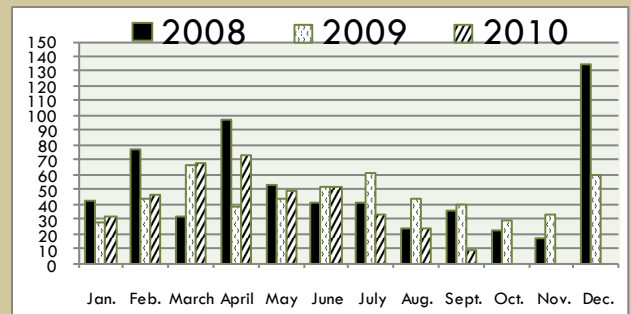
### NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



### TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



### NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH







## PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or [POC@cstx.gov](mailto:POC@cstx.gov).

**Q:** I would like to be able to stay aware of the new development taking place in College Station without calling Staff once a week. Is there another way?

**A:** The Planning and Development Services Staff strive to keep the community informed on current projects by posting a New Development List on the P&DS page of the City of College Station website. You may access this list at your convenience by visiting us at <http://www.cstx.gov/Index.aspx?page=2313>. Once you've found this page, you'll have the option to select the month which you would like view. If you have specific questions regarding a proposed development project, please contact a Customer Service Representative at the phone number listed above to be transferred to the Planner assigned to the project.